

(DRAFT 3-20-2023)

Errol Sliding Door Requirements and Installation Procedure

Door Type: All sliding doors must be metal high impact resistant glass doors meeting Dade County codes (per Volusia Code requirements) and have the same bronze color and look to ensure a uniform visual appeal. Owners MUST receive Errol Architectural Review approval before purchasing. Email your request to the Errol property manager with the following information.

1. The product name and number or a direct link to the exact product of the proposed door
2. The company installing the door
3. A statement that your installer agrees to follow the installation procedure and provide photographic evidence of key steps identified in the procedure.
4. That you acknowledge the owner is responsible for scheduling and paying for resealing the deck to the sliding glass door by the most recent Errol building sealing and waterproofing contractor. *(Rough estimate is approximately \$600. There is no cost if this request coincides with a building repaint and sealing project)*
5. That you acknowledge that if common area concrete damage is found, the slider installation must stop for structural repairs and may commence upon completion of structural repairs. This will involve the owner installing a temporary environmental barrier.

If you do not have a response within 3 business days, please contact the manager or association President to verify receipt of your request.

Installation Procedure and Materials:

RECOMMENDED MATERIELS:

- Dymonic 100 High Performance Polyurethane caulking
- Crete Flex Stainless steel tapcons
- Nylon washers (for tapcons)
- Non-biodegradable shims
- Pressure treated 1x4 or 1x6 lumber

Errol By the Sea door Installation procedure for sliding glass door replacement to reduce the potential of leaks is as follows:

1. Removal, Cleaning, and Inspection:

- a. Remove existing panels and frame; clean all old caulking/sealants from sill; inspect concrete for signs of spalling.
- b. Remove existing bucking from jambs and header to expose raw block opening; remove any remnants of caulking/sealant and inspect for damage. *(Report any concrete spalling or exposed rebar to the property manager for an assessment before continuing.*

Structural concrete issues will have to be professional repaired before continuing with the slider installation. Be prepared to temporarily secure the condo from the environment)

2. Building and Dry fitting the new frame.

- a. Build the frame and clean with solvent.
- b. Add pressure treated bucking to jambs and header. Bucks are first bedded with urethane caulking then fastened to block opening with tapcons.
- c. Frame is placed in opening, centered in opening and checked for plumb, level and square. Once proper placement has been achieved, screw holes on sill are marked with hammer drill. Frame is then taken out of opening and holes on sill are drilled to proper fastener depth.

3. Final Cleaning and Prep

- a. Thoroughly clean the entire sill area be free of all dust and solvent to ensure proper bond of urethane caulking.
- b. Protect the existing deck for over caulk overspread. Tape off sill plate/deck about ¼” beyond the slider track sill edge.

4. Sealing the area under the slider prior to installation

- a. After thorough cleaning and concrete surface prep, urethane caulk is pumped in all screw holes and small surface cracks.
- b. Skim coat the entire area under slider track with urethane caulking completely covering the back, bottom and about 3” up the side walls. Completely immerse the corners in a thick bed of urethane caulk.
- c. Caulking is applied to corners at jamb and sill, then screwed together. End dams are applied to jamb/sill if product requires it.

5. Installing the Frame

- a. Sill is shimmed with non-biodegradable shims to become level and flat. Shims are secured with caulking.
- b. Several thick caulking beads applied to sill in several continuous rows and around screw holes appreciably higher than shims to create a continuous bed of caulking sealant across the entire sill track base, at wall corners and around the entire inside perimeter of the sill track.
- c. Frame is placed back in opening, thoroughly bedding sill in applied caulking.
- d. Caulking is pumped in holes of door track.

6. Fastening and Sealing

- a. Install nylon washers on tapcons to prevent reaction between dissimilar metals. Appropriate length fasteners are chosen to achieve depth needed per door engineering specs.
- b. After sill fasteners are tightened, apply caulking over screw heads to completely cover them.

7. Jambs and Header

- a. Jambs are shimmed plumb and flat with no more than ¼” of shim space. Header is shimmed flat and level with no more than ¼” of shim space. Sill riser is bedded with a continuous bead of caulk and applied to inside of sill.
- b. All track, jamb and header inserts/fillers are put on.

- c. Panels are set and appropriate adjustments are made to ensure proper function of door is achieved.
- 8. Final Cant Bead 45 deg Caulking**
 - a. Perimeter of exterior is caulked with a smooth finish bead to seal the frame to the deck coating. Sill is face caulked to concrete. Interior is caulked for aesthetics only. All final sealing is done by exterior caulking.